

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md. BOOK 55 PAGE 358

3114E

SUBSTITUTE TRUSTEES' SALE

of valuable, fee simple, improved real property located in the Johnsville Election District of Frederick County, Maryland, located at 12203 Warner Road, Keymar, Maryland 21757.

Under and by virtue of a power of sale contained in a deed of trust from Roy C. Wetzel and Jeannette L. Wetzel dated July 10th, 1986, and recorded at Liber 1349, folio 665, among the Land Records of Frederick County, Maryland, said deed of trust being in default, the undersigned will offer for sale at public auction at the Court House located at 100 West Patrick Street, Frederick, Maryland 21701 on

TUESDAY, JANUARY 5, 1988

AT 10:00 A.M.

all the following real estate and improvements being subject to the above deed of trust.

Being all that real estate located in Johnsville Election District, Frederick County, Maryland known as Lot 2, Section 1 "Pleasant Acres" and recorded in Plat Book 30, folio 41, one of the Land Records of Frederick County, Maryland.

Being all and the same real estate conveyed by a Deed from Roy C. Wetzel to Roy C. Wetzel and Jeannette L. Wetzel, dated July 10, 1986, and recorded in Liber 1349, folio 663 among the Land Records of Frederick County, Maryland.

The property to be foreclosed and described herein is improved with a Keystone home containing three bedrooms, two bathrooms, kitchen, dining room, living room, laundry room together with a well and septic system.

The property and improvements are being sold "as is" and pursuant to the description contained in the aforesaid deed of trust, deed and other land records, and the successful purchaser will be buying such property, in total, regardless of deficiency or surplus in actual computed area and regardless of the condition of the same.

TERMS OF SALE: A deposit of \$10,000.00 of the sale price will be required of the successful bidder at the time and place of sale in the form of cashier's, certified or other check acceptable to Trustee, payable or endorsed to the Trustee. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland (unless postponed at sole option of Trustee), with interest to be paid on the unpaid balance of the purchase price from the date of auction sale to the date of final settlement at the rate of ten percent (10%) per annum. Taxes and other public charges and assessments shall be adjusted for current year payment to date of sale and assumed thereafter by the purchaser. All costs incident to the settlement and conveyancing, including, without limitation, document preparation, settlement fees, notary fees, survey expense (if any), and title charges and premiums will be at the cost of the purchaser.

Trustee reserves the right to withdraw the herein described property from sale at any time. In the event of default the Trustee reserves the right to declare as forfeited the deposit of purchaser as liquidated damages, to resell the property at the purchaser's risk or to pursue such other remedy he may have under Maryland law. The property herein is being sold subject to all Federal, State and County laws and ordinances which may affect the property and/or its use, as well as all easements, restrictions, covenants, conditions and other matters of record which may be superior to the deed of trust being foreclosed.

NOTE: For additional information, contact the Trustee or auctioneer.

**TOD P. SALISBURY and
BARRY K. SALISBURY
SUBSTITUTE TRUSTEES
53 East Patrick Street
Frederick, Maryland
301-694-7235**

**TROUT AUCTIONEERS, INC.
15 North Court Street
Frederick, Maryland 21701
301-663-1555**

Frederick, Md.

Dec 30, 1987

This is to certify that the annexed

Trustee's Sale

was published in

Fred. News+Post

a newspapers published in Frederick County on the following

dates:

JAN 5, 11, 19, 26, 29 / 87

THE NEWS-POST

Per

Ruth L. Lush